

HENDRICKS COUNTY AREA PLAN COMMISSION
AGENDA

TUESDAY, MARCH 9, 2010

6:30 PM
Rooms 4 and 5
Hendricks County Government Center
355 South Washington Street #212
Danville, Indiana 46122

- **PLEDGE OF ALLEGIANCE**

- **APPROVAL OF THE MINUTES FOR THE FEBRUARY 9, 2010 MEETING**

- **PUBLIC HEARINGS**

Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners in the vicinity and a sign with information pertaining to the case has been posted on the property. Testimony for and against each proposal will be taken and a decision by the Plan Commission will be made. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

ZA 321/10 (AMENDMENT TO DEVELOPMENT COMMITMENTS): ROLLING HILLS LLC (NEW ENGLAND WAY SOUTH); an amendment to development commitments; 33.744 acres, Washington Township, S27-T16N-R1E, located on the west side of State Road 267, between Northfield Drive and County Road 200 North. (Comer Law Office)

ZA 305/10 (AMENDMENT TO PUD ORDINANCE): ROLLING HILLS LLC (VILLAGE OF HERITAGE HILL); an amendment to the PUD ordinance; 242.017 acres, Washington/Lincoln Townships, S27-T16N-R1E, located on the west side of State Road 267, between County Road 200 North and County Road 300 North. (Comer Law Office)

MAP 687/10 (VACATION): CAMARGO CLUB, PHASE 2; a vacation of an existing HPR plat, 12.9 acres, Lincoln Township, S27-T16N-R1E, located on the west side of State Road 267 in the southeast quadrant of the intersection of Northfield Drive and New England Way Boulevard. (Comer Law Office)

MAP 726/10 (PRIMARY): CAMARGO CLUB, PHASE 2; a 36-lot major plat on 12.9 acres, Lincoln Township, S27-T16N-R1E, located on the southeast corner of Northfield Drive and New England Way Boulevard. (Banning Engineering, PC)

MAP 691/10 (AMENDMENT): A J ESTATES, LOT 1; an amendment to an approved major subdivision, 2 lots, 11.8 acres, Clay Township, S30-T15N-R1W, located on the north side of County Road 350 South, east of County Road 250 West. (Kruse Consulting, Inc.)

DPR 423/10 (PRIMARY): COATESVILLE COMMUNITY BUILDING; a development plan review to construct a new community center, 0.73 acres, Clay Township, S31-T15N-R2W, located south of the Coatesville Library between Hadley Street and Milton Street and at the intersection of Church Street and Milton Street in the Town of Coatesville. (KRM Architecture)

- **BUSINESS SESSION**

In its business session, the Plan Commission meets in open session to discuss each item and make a decision. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Plan Commission requests it. The Commission may continue an item to another date for hearing if the public is better served by such a continuance.

MAP 726/10 (SECONDARY): CAMARGO CLUB, PHASE 2; a 36-lot major plat on 12.9 acres, Lincoln Township, S27-T16N-R1E, located on the southeast corner of Northfield Drive and New England Way Boulevard. (Banning Engineering, PC)

EX 232/10 (EXCEPTION): MAP 691 A J ESTATES, LOT 1 (AMENDMENT); an exception to the Subdivision Control Ordinance, Section 9.06 Street Trees – Delay of requirement for planting street trees until construction of residence is completed. (Kruse Consulting, Inc.)

MAP 727/10 (REPLAT): COATESVILLE COMMUNITY BUILDING; a replat of the Original Plat of the Town of Coatesville, 0.73 acres, Clay Township, S31-T15N-R2W, located one half block north of Main Street between Milton and Hadley Streets, Original Town of Coatesville, West Milton, Block 4, Lots 5 through 8. (Banning Engineering, PC)
(CONTINUED)

DPR 423/10 (SECONDARY): COATESVILLE COMMUNITY BUILDING; a development plan review to construct a new community center, 0.73 acres, Clay Township, S31-T15N-R2W, located south of the Coatesville Library between Hadley Street and Milton Street and at the intersection of Church Street and Milton Street in the Town of Coatesville. (KRM Architecture) **(CONTINUED)**

- **WISHES TO BE HEARD**
This is where persons wishing informal advice on any matter under the purview of the Plan Commission may appear. No action will be taken on any matter requiring public notification unless it has been advertised according to law.
- **DISCUSSION**
Staff and the Plan Commission routinely discuss general matters of planning, zoning and Plan Commission procedure. No action will be taken on any matter requiring public notification unless it has been advertised according to law.

Wind Farm Noise Standards – David Wright

Proposed Amendment to Zoning Ordinance – Chapter 12 Petitions, Permits and Procedures and Chapter 9 Sign Standards

CONTINUANCES

Agenda items labeled “**CONTINUED**” have been administratively continued by staff to a future public hearing. Agenda items labeled “**PETITIONER REQUESTS CONTINUANCE**” have a continuance request that will be heard by the Plan Commission at the hearing. The Plan Commission may or may not grant the continuance which means the agenda item may or may not be heard at this hearing. Please note that a petitioner may request a continuance at any time up to the hearing or at the hearing and, as a result, a continuance request may not appear on the agenda in all cases. The Plan Commission may itself continue an agenda item as may be found necessary. Call (317) 745-9255 if you have a question about the most current status of an agenda item.

CASE INFORMATION

All information pertaining to these cases is available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning and Building, Hendricks County Government Center, 355 South Washington Street, Danville, Indiana 46122. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposal will be heard. The jurisdiction of the Plan Commission is all of Hendricks County except the towns of Avon, Brownsburg, Clayton, Danville, Lizton, Pittsboro, and Plainfield. For more information, call (317) 745-9255.

SPECIAL ACCOMMODATIONS

For special accommodations needed by handicapped individuals planning to attend this hearing, please call (317) 745-9254 or call TDD (317) 745-9391 at least 48 hours in advance of the meeting.